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ACTING CITY MANAGER
DOUGLAS A. SELBY

August 26, 2002

EOT-15595
09-20-06 CC

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02, U-0076-02 AND Z-0049-02(1)

Dear Mr. Etor:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0024-02) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Grant a 20 foot wide public sewer easement along the eastern edge of this property and provide necessary off-site sewer easements to connect this site to the existing sewer line in Torrey Pines Drive prior to the submittal of sewer related construction drawings or the issuance of any building or grading permits, whichever may occur first. Improvement Drawings submitted to the City for review shall not be approved for construction until

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all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the

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construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Richard Moreno
Moreno & Associates
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Ms. Caroline Marrero
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